



# Imperial House


## TO LET

Fully refurbished office accommodation in the heart of Southampton's business district

**781 sq ft - 10,000 sq ft**  
(73 sq m - 929 sq m)

### Imperial House

18-20 Kings Park Road, Southampton SO15 2AT



# Imperial House

**Fully refurbished office accommodation in the heart of Southampton's business district.**



Imperial House is a prominent four-storey office building providing a total of 14,000 sq ft of office accommodation with allocated parking.

The upper floors are accessed via a communal entrance foyer with passenger lift and stairs. The office space is open plan with raised floors and suspended ceilings.

The recent refurbishment includes the creation of an impressive reception area and a complete refurbishment of the offices to include LED lighting.

### Location

Southampton is the commercial centre of the South Coast strategically positioned at the junctions of the M3 and M27 motorways.

The city enjoys excellent road communications and direct rail links to London. Southampton International Airport is within easy driving distance. Kings Park Road is easily accessed from the A33 which meets with the M3 approximately 3 miles to the north. Thomas Lewis Way leads to junction 5 of the M27. Imperial House is in the heart of the main business district and within walking distance of the railway station, law courts and the main retail area of the city.

### Specification

- 4 pipe fan coil heating/cooling system
- New BMS system
- Full access raised floors
- Suspended ceilings with LED lighting
- Fully refurbished and upgraded
- 10 person lift
- Secure parking



### Accommodation

Ground	1,518 sq ft	(141 sq m)
First Floor	781 sq ft	(73 sq m)
Second Floor	4,026 sq ft	(374 sq m)
Third Floor	3,670 sq ft	(341 sq m)
<b>Total</b>	<b>9,995 sq ft</b>	<b>(929 sq m)</b>

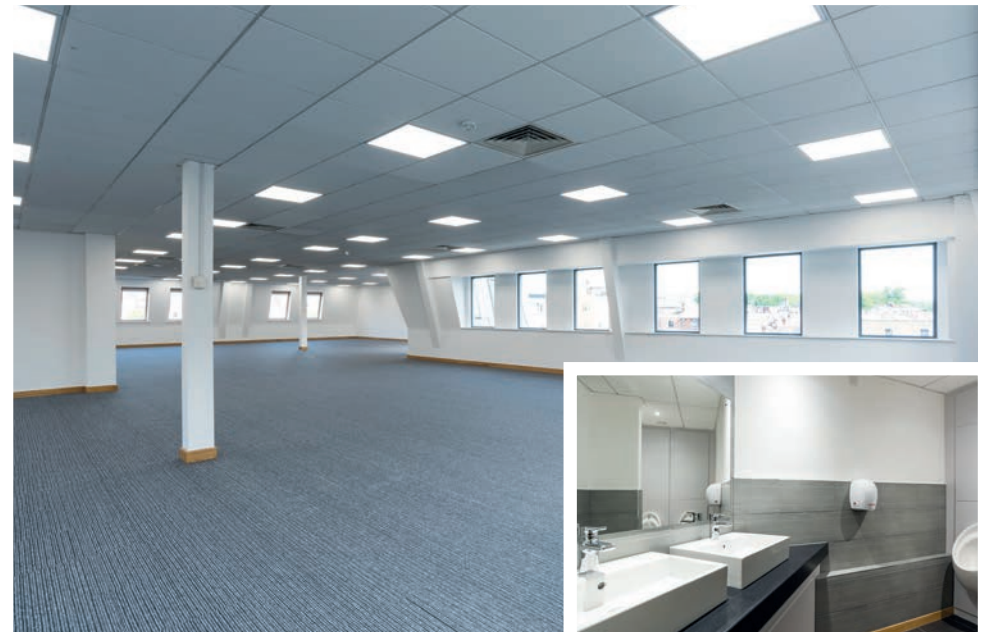
We have measured the premises in accordance with the IPMS Code of Measuring Practice (6th Edition).



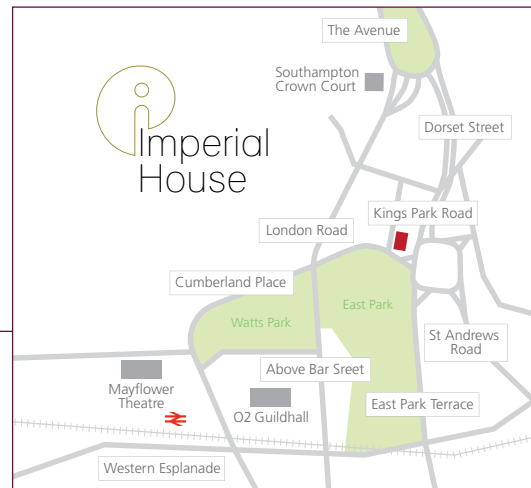
First Floor



Ground Floor



Second Floor



# Imperial House

## Terms

Available on a new FRI lease.

## Business Rates

The current rateable values are as follows however potential occupiers are advised to confirm this with Southampton City Councils rates department or at: [www.VOA.gov.uk](http://www.VOA.gov.uk)

Ground floor: £24,250

First Floor: £12,750

Second & Third floors: £120,000

## VAT

The rent quoted is exclusive of Value Added Tax (VAT). Any interested parties should satisfy themselves as to the incidence of VAT in respect of any transaction.

## Rent

The quoting rent is £17.50 per sq ft.

## Energy Performance Certificate (EPC)

The Energy Performance Asset Rating is **C75**.



## Viewing

Strictly by appointment through the joint sole agents:

Emma Lockey  
t: 023 8020 6312  
m: 07761 357481  
emma.lockey@cbre.com

Steven Williams  
t: 0238 202 2170  
m: 07761 082986  
steven.williams@realist.uk.com



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